APPLICATION NO:

F/2002/8219

LOCATION:
Dolphin House Part Lane, Swallowfield Berks.

APPLICANT:
Mr/Mrs J Firth C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
27/01/2003

CASE OFFICER: **Phillip Taylor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Firth
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8219

Parish: **SWALLOWFIELD**

Location: **Dolphin House, Part Lane, Swallowfield, Berks.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.

Loddon Area Local Plan Policies LBE1, LBE2, LTV2 and LC19.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC1 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8219	PT
BUILDING CONTROL NUMBER.	ff 2003/3934	Brian
~~APPLICANT~~/AGENT	Andrew gn	
ADDRESS OF SITE	Dolphin House Ford Lane SUALLOWFORD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3454 B	AH/E/3454 A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8219

Applicant : Mr/Mrs J Firth C/O Andesign.

Location : Dolphin House, Part Lane, Swallowfield, Berks.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/01/03

Date of Neighbour Notifications : .....

Date of Site Visit : 14/01/03

Date Registered : 02/12/2002

Earliest Date for Decision : 13/01/2003

Latest Consultation Date/Site Notice Expiry Date : 13/01/2003

This application will have expired on: 27/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Parish Council - No objection

Trees - No comment

No comments received from Neighbours

Planning Issues :

Impact upon Character of the Countryside/Rural Area.

Impact upon Neighbouring properties

Relevant Policy : LBG1, LBG2, LTU2, LC19
WD3, WD61 WC11, WC12
C2,

Application Number: F/2002/8129

Appraisal

The application proposes a two storey side extension to this medium sized detached chalet set within a rural area. An previous application for a larger two storey scheme on the site (F/2002685), was refused in May 2002 on grounds of its likely detrimental impact upon the character of the countryside/rural area. That extension had greater width and gable projections out from the roof both front and rear.

This current scheme proposed an extension that would be built partially in front of the existing single storey flat roofed side extension but be se back from the building line of the main dwelling. At the rear the extension would project no further than the single storey element and would incorporate a gable projection with the roof set 600mm lower than the main roof. An en-suite bathroom window would be inserted in the side elevation.

Impact on Neighbouring Properties

The site is isolated from neighbouring properties to the North and East while being separated from the modern housing development set across Part Lane to the West. The site is on the fringe area of the Identified Settlement.

The adjacent neighbour is 'The Mead House', which is set some 50.0m to the North and separated by a meadow and extensive vegetation. Tot he south is a large field. 'Mead Cottage' is the neighbour set to the east. However the garden of Dolphin House is large and screened by very tall conifers to Mead Cottage. There have been no objections from neighbours and the development is not considered to have any adverse impact on the Neighbouring properties.

Impact on the character of the area

The development represents a 27% increase of floor area from original dwelling. This is considered to be within acceptable limits for extensions to dwelling in the countryside. The design does differ considerably from the refused extension by not incorporating the front gable projection. This scheme would have less bulk visible from the front, whilst to pitched roof and lower ridge height would reduce the bulk when viewing the extension from the west or south/west side.

Highway

The site has a double garage and a driveway with capacity to park least 4 cars.

√ Approval

Application Number F/2002/8219
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	0001	R05A	
2	0014	R014	
3			

RECORD OF SITE VISIT

SITE ADDRESS: Dolphin House Part Lane Swallowfield Berks. APPLICATION NUMBER: F/2002/8219	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural Area / Countryside
adjacent to open meadow

3. DESCRIPTION OF SITE/BUILDING detached chalet
with d'gage detached
flat roofed side extension / converted gage
with large
front window.

4. RELATIONSHIP TO ADJOINING PROPERTIES Adjacent to field only.
Mead House / Cottage
Set some distance away.
No impact on neighbours..
lots of modern development on outskirts of village
+ across road from Dolphin
really rural?

5. SITE CONSTRAINTS Sheetrace front

TREES large 6.0m Cedar new boundary various trees along
N. boundary.

ACCESS/PARKING

LEVELS higher than the road 1.3m

BOUNDARY TREATMENT trees (mature) on both side + front boundary

OTHERS Garage obscures view from South of the road
barely seen even thru trees in January.

Application Number: F/2002/8219

Case Officer : PT

Map No : 111

Site Area :

Received Date: 02/12/2002

Valid Date : 2.12.02.

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : Dolphin House, Part Lane, Swallowfield, Berks.

Parish : SW Ward : SWA 23.12.02 -B.

Applicant : Mr/Mrs J Firth C/O Andesign.

Fee Required: £0 Fee Received: £0 resubmission 6085 refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 23-12-02 B

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Flood zone

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

(Rural Area)

(Countryside)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ pls ind Robert Vale
Edington
11 Curly's way
off The Street
Swallowfield
RG7 1QZ
+ "Lanette" (no address point)

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	DOLPHIN HOUSE	DOLPHIN HOUSEPART LANEREADING	RG7 1TB
	THE MEAD HOUSE	THE MEAD HOUSECHURCH ROADREADING	RG7 1TH
	MEAD COTTAGE	MEAD COTTAGECHURCH ROADREADING	RG7 1TH
		9CURLYS WAYREADING	RG7 1QZ
		11CURLYS WAYREADING	RG7 1QZ
		27CURLYS WAYREADING	RG7 1QZ

To:
Trees

From: Phillip Taylor

Date: 23 December 2002 24 DEC 2002

Application Number: F/2002/8219

Proposal: Proposed two storey side extension to dwelling..

Site Address:
Dolphin House, Part Lane, Swallowfield, Berks.

Applicant:
Mr/Mrs J Firth C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

The applicant states that there are no trees on the site. If, when you visit there are any trees (including those on neighbouring land) within 6m of the proposed extension please let me know and I will provide detailed comments.

Ned Ellerington

8/1/03

SWALLOWFIELD PARISH COUNCIL
PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES
DC
AFT
CS
20 JAN 2003
COPIES TO
ACK:
FILE:

15th January 2003
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2003/8219
Location: Dolphin House, Part Lane, Swallowfield
Proposal: Proposed two storey side extension to dwelling
Case Officer: Phillip Taylor

The Parish Council considers the proposed extension is entirely in keeping with the existing dwelling. In addition the Parish Council considers that the loss of the flat roof to the existing single storey extension by forming a two storey extension to be a visual improvement to the building.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

**********FILE COPY**********

Tel: (0118) 974 6442

Date: 23 December 2002

My ref: F/2002/8219

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8219
Dolphin House, Part Lane, Swallowfield, Berks.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8219**
Dolphin House, Part Lane, Swallowfield, Berks.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Beatty

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8219

Proposal:
Proposed two storey side extension to dwelling.

Location:
Dolphin House, Part Lane, Swallowfield, Berks.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8219 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

23 December 2002

02.DEC.2002 8219

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

63826

PLANNING SERVICES
POL
DC PT
APP
CS
02 DEC 2002
COPIES TO

ref: 4314

Mrs B. Polnik
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

29th November 2002

see 6087

Dear Mrs Polnik,

re: Proposed extension to Dolphin House, Part Lane, Swallowfield

Further to your letter dated 30th October 2002, please find enclosed a formal Planning application for your Councils consideration. In preparing the final drawing I have taken into consideration the contents of your letter dated 30th October 2002, and specifically we have removed the barn ends from the roof. As regards making the roof any lower, I am afraid this is impossible as the extension already contains a substantial area of sloping ceiling and my Client is well in excess of 6ft tall. You will however appreciate that the proposed extension is subordinate to the main house in that the ridge line is lower and there are no dormers creating a bulk in the roof which is the feature of the main part of the property.

I trust that you will feel able to add your full support to this application as my Clients are desperate to see a successful outcome to this proposal.

Yours faithfully,

A. Hester

Environmental Services

For office use only.
Application number: 02.DEC.2002 8219

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS. J. FIRTH
	Address and postcode	DOLPHIN HOUSE PART LANE SWALLOWFIELD BERKS. RG7 1TB
	Phone number	882980
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

ADDRESS Dolphin House Part Lane PARISH Swallow

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10756	MR P RILL	ALTERATIONS & ADDITIONS	23.4.79	APP. N/A
10622	"	GARAGE TO PLAYROOM, NEW GARAGE	8.6.79	N/A C/A
F/2002/6085	Mr + Mrs Firth	2/St Side Ext	31.5.02	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	NIL (REPEAT APPLICATION)	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS. J. FIRTH

Date 29/11/2002

Please tick this box if you or your husband, wife or partner are employed by Wokingham *District Council* ☐